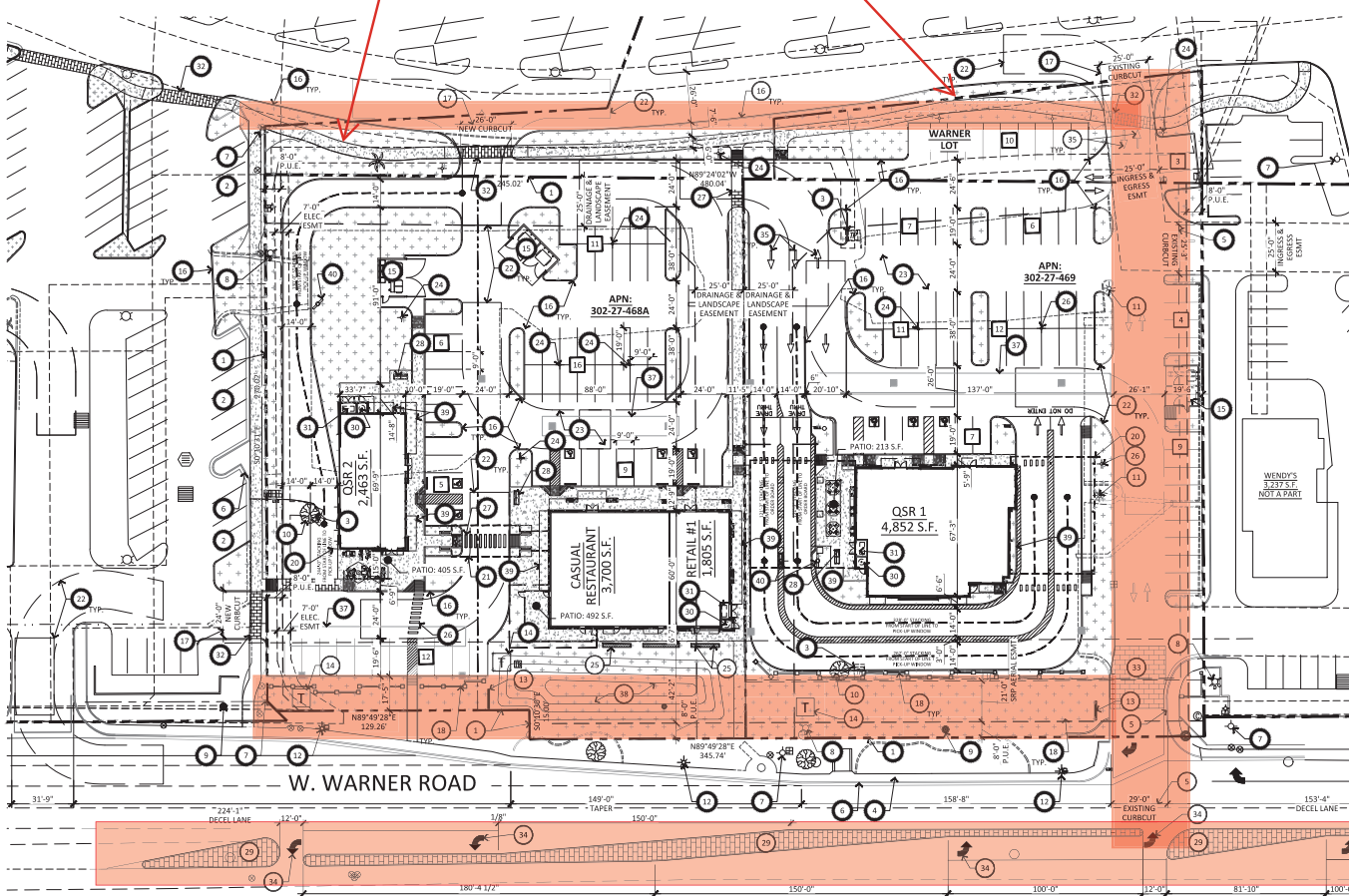


All landscaping on the south side of main driveway to be included in Phase One.



ENLARGED SITE PLAN - WARNER ROAD

SCALE: 1" = 30'-0"

CITY OF CHANDLER GENERAL SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL TRANSFORMER BODIES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
8. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMMADS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

SITE DATA

PARCEL NO.	302-27-930A / 302-27-468A / 302-27-469
LOCATION	REC OF W. WARNER RD. AND N ALMA SCHOOL RD.
ZONING DESIGNATION	PAD
PROPOSED USE	COMMERCIAL / QUICK SERVE RESTAURANT
TOTAL SITE AREA	
GROSS FLOOR AREA	135,992 S.F. / 3.12 ACRES
NET AREA	102,887 S.F. / 2.36 ACRES
302-27-468A	
GROSS FLOOR AREA	68,690 S.F. / 1.58 ACRES
NET AREA	51,720 S.F. / 1.19 ACRES
302-27-469	
GROSS FLOOR AREA	67,242 S.F. / 1.54 ACRES
NET AREA	51,167 S.F. / 1.17 ACRES
WARNER LOT	
GROSS FLOOR AREA	9,705 S.F. / 0.223 ACRES
NET AREA	7,776 S.F. / 0.179 ACRES
BUILDING AREA	
QSR 1	4,852 S.F.
QSR 2	2,465 S.F.
SHOPS BUILDING	5,505 S.F.
CASUAL RESTAURANT	3,700 S.F.
RETAIL #1	1,805 S.F.
PARKING REQUIREMENT	
QSR 1	
SERVICE AREA	1,213 S.F. / 50 = 24 SPACES
SERVICE AREA - PATIO	213 S.F. / 50 = 4 SPACES
PREP AREA	3,639 S.F. / 200 = 18 SPACES
TOTAL REQUIRED	46 SPACES
ADA REQUIRED	2 SPACES
ADA PROVIDED	3 SPACES
QSR 2	
SERVICE AREA	2,465 S.F.
SERVICE AREA - PATIO	405 S.F. / 50 = 8 SPACES
PREP AREA	1,847 S.F. / 200 = 9 SPACES
TOTAL REQUIRED	29 SPACES
ADA REQUIRED	2 SPACES
ADA PROVIDED	2 SPACES
SHOPS BUILDING	5,505 S.F.
CASUAL RESTAURANT	3,700 S.F.
SERVICE AREA	925 S.F. / 50 = 19 SPACES
SERVICE AREA - PATIO	492 S.F. / 50 = 10 SPACES
PREP AREA	3,775 S.F. / 200 = 19 SPACES
SUBTOTAL REQUIRED	43 SPACES
RETAIL #1	1,805 S.F. / 250 = 8 SPACES
SUBTOTAL REQUIRED	8 SPACES
TOTAL REQUIRED	51 SPACES
ADA REQUIRED	3 SPACES
ADA PROVIDED	3 SPACES
TOTAL REQUIRED PARKING	126 SPACES
TOTAL APPLICABLE MAX PARKING	126 X 1.25 = 158 SPACES
TOTAL PARKING PROVIDED	128 SPACES

LEGEND

- HATCH INDICATES NEW CONCRETE SIDEWALK WITH CONTROL JOINTS, 11/SP2.0
- HATCH INDICATES NEW LANDSCAPE
- AREA OF WORK FOR CONSTRUCTION DOCUMENTS
- 1. PROPERTY LINE
- 2. EXISTING PARKING TO REMAIN
- 3. EXISTING TRANSFORMER TO BE RELOCATED
- 4. EXISTING SIDEWALK TO REMAIN
- 5. EXISTING CURB CUT TO REMAIN
- 6. EXISTING 6" CURB TO REMAIN
- 7. EXISTING FIRE HYDRANT
- 8. EXISTING FIRE DEPARTMENT CONNECTION TO BE REMOVED
- 9. EXISTING UTILITY POLE
- 10. EXISTING TREE TO BE REMOVED
- 11. EXISTING LIGHT POLE TO BE RELOCATED
- 12. EXISTING LIGHT POLE TO REMAIN; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
- 13. NEW MONUMENT SIGN - ON SEPARATE PERMIT
- 14. RELOCATED TRANSFORMER
- 15. NEW TRASH ENCLOSURE, 1/SP2.0, 5/SP2.0
- 16. NEW 6" CURB, 13/SP2.0
- 17. NEW CURB CUT
- 18. NEW 3'-0" HIGH SCREEN WALL, 5/SP2.1
- 19. NOT USED
- 20. NEW DRIVE THRU CANOPY
- 21. DASHED LINE INDICATES NEW COVERED WALKWAY
- 22. FIRE APPARATUS TURN RADIUS, INSIDE RADIUS: 26'-0"; OUTSIDE RADIUS: 44'-0" PER IFC 503.2.4
- 23. NEW ASPHALT DRIVE
- 24. NEW LIGHT POLE TO MATCH EXISTING; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
- 25. NEW 8'-0" HIGH METAL TRELLIS WITH 1'-4" HIGH CONCRETE BASE LANDSCAPE GREEN SCREEN WITH BOUGHANVILLEA OR REDIGES
- 26. RELOCATED LIGHT POLE; INITIAL LOCATION ONLY UNTIL PHOTOMETRIC IS CALCULATED.
- 27. NEW PEDESTRIAN CROSSWALK
- 28. NEW BIKE RACK, 6/SP2.1
- 29. NEW CONCRETE PAVES PER CDD STANDARD DETAILS C-246 AND C-225.
- 30. FIRE RISER ROOM
- 31. SEE ROOM
- 32. NEW PEDESTRIAN CROSSWALK WITH TRAFFIC RATED BRICK PAVES. ENDOCT RED BLIND PAVES TO MATCH EXISTING.
- 33. NEW PAVEMENT STAMP, MATCH EXISTING SIDE AND COLOR
- 34. NEW PAINTED ROAD MARKINGS PER CITY OF CHANDLER
- 35. NEW PAINTED WATYNDING
- 36. NOT USED
- 37. NEW UNDERGROUND RETENTION, RE-CIVIL
- 38. NEW ABOVE-GROUND RETENTION, RE-CIVIL
- 39. NEW FOUNDATION LANDSCAPE
- 40. NEW ORDER BOX

GENERAL NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
- C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- D. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
- E. VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS, ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
- F. ALL UTILITIES LESS THAN 60" ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- G. ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE ALLEYS.
- H. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- I. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6" MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- J. 5.5 PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS, AND THE GENERAL PUBLIC SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - 1.A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
 - 1.B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE 1 SHAPED, 1 SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - 1.C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUE OF ANY PERMITS.
- K. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- L. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - K.A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR
 - K.B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - K.C. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY THE PARAPET WALL.
 - L. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PLASTER, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND.
 - M. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
 - N. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED RIGHT-OF-WAY AND LANDSCAPING TRACTS LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIOUS, AND NO SLOPE SHALL EXCEED 4:1 MAXIMUM.
 - O. COMMERCIAL BUILDING DOWNSPUTS SHALL BE INTERNALIZED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - P. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LANDSCAPE AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - Q. EXISTING PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
 - R. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
 - S. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
 - T. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEE 903.2.1.3
 - U. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
 - V. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHAL.
 - W. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6" TALL.

KEYNOTES

1. PROPERTY LINE
2. EXISTING PARKING TO REMAIN
3. EXISTING TRANSFORMER TO BE RELOCATED
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CURB CUT TO REMAIN
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PRELIMINARY
02-09-2026

ENLARGED SITE PLAN - WARNER ROAD

DESERT PALMS
SHOP AND QSR
NEC OF WARNER AND ALMA SCHOOL
CITY OF CHANDLER, AZ 85226

PRELIMINARY DEVELOPMENT PLAN

design by: RWK
drawn by: MM
checked by: RM

SP1.1
project #: 25028.00